Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY W. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Sherrill	America's Wholesale Lender	Map 135
609 Rocky Moutain Parkway	2375 Glenville Drive	Group 14-0-A
Antioch, TN 37013	Richardson, TX 75082	Parcel 166 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Johnnie M. Newton and wife, Martha R. Newton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Sherrill and wife, Arthesia Lee Sherrill

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 166, on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Plan Book 6900, Page 524, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Johnnie M. Newton and wife, Martha R. Newton by deed from Bruce M. Allen and wife, Patricia M. Allen, of record in Book 8067, Page 594, dated February 26, 1990, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7032, Page 733; Book 7067, Page 739; Book 7065, Page 959; Book 10097, Page 390; Instrument 20010504-0046047; Instrument 20010504-0016048; Book 6405, Page 169; and Book 7032, Page 761, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 6900, Page 524; and (3) Water Main Easement of record in Book 9207, Page 529 and Sanitary Sewer Easement of record in Book 7097, Page 158 and Book 9207, Page 504, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 609 Rocky Moutain Parkway, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of September, 2006.

Johnnie M. Newton

Martha R. Newton

Davidson County DEEDWARR
Recvd: 10/04/06 14:42 2 pgs
Fees:13.00 Taxes:606.43

20061004-0123331

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie M. Newton and Martha R. Newton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2006.

My Commission Expires: 3/31/07

Notary Public

